



**514, 10 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2290808



\$279,900

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

STUNNING 2 BEDROOM 2 BATHROOM + UNDERGROUND PARKING UNIT | LVP FLOORING THROUGHOUT | WELL MAINTAINED
 | Welcome to this beautifully maintained condominium in the sought-after community of Kincora, offering the perfect blend of comfort, style, and convenience. This bright and modern unit features 2 spacious bedrooms, 2 full bathrooms and heated underground parking stall, making it an excellent opportunity for homeowners and investors alike. As you enter the unit, you’re greeted by a large, welcoming foyer. The layout then opens into the main living area, where large windows fill the space with natural light, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. The condo showcases durable and stylish luxury vinyl plank (LVP) flooring throughout, complementing the clean, modern design. The open-concept living and dining area flows seamlessly, offering a comfortable space to relax or host guests. This thoughtfully designed unit includes two generously sized bedrooms and two full bathrooms. The primary bedroom features a private ensuite bathroom and a spacious walk-in closet, providing plenty of room for storage and organization. Year-round comfort is ensured with air conditioning, while heat and water are included in the condo fees, adding extra value and convenience. Additional highlights include Titled heated underground parking stall, offering convenience and protection from the elements during Calgary winters. The vibrant Kincora community provides easy access to everyday amenities. Walmart, Dollarama, and Tim Hortons are less than a 10-minute walk away, while Costco is only an 8-minute drive. You’ll also find restaurants, parks, schools, and walking paths nearby, with quick access to Stoney Trail for effortless commuting across the city. Pet lovers will also appreciate that

the building is pet-friendly, making it easy to bring your furry companions along. This exceptional condo offers a wonderful balance of modern living, convenience, and community lifestyle. Explore the 3D tour, book your private showing today, and experience everything this Kincora home has to offer.